



CITY OF ABBOTSFORD

2014 Demographic Profiles

Abbotsford Summary
Abbotsford Centre
Aberdeen

Babich

Bradner - Mt. Lehman
Clearbrook Centre
East Townline
Fairfield
Matsqui Prairie
McMillan
Mill Lake
Old Clayburn
South Clearbrook
South Poplar
Sumas Mountain
Sumas Prairie
West Clearbrook
West Townline
Whatcom

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Sources:

1. 2011 Census
2. 2011 National Household Survey
3. City of Abbotsford, Planning Services

Additional information available:

www.abbotsford.ca/stats

Released:

Fall 2014

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CITY OF ABBOTSFORD

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Note that data from the voluntary 2011 National Household Survey is not as reliable as the 2011 Census, or any historical Census – use caution when comparing data between the 2014 and 2011 profiles. In particular, some areas have higher non-response rates than others in the 2011 National Household Survey. An average non-response rate is provided with each profile to help readers assess the data quality.

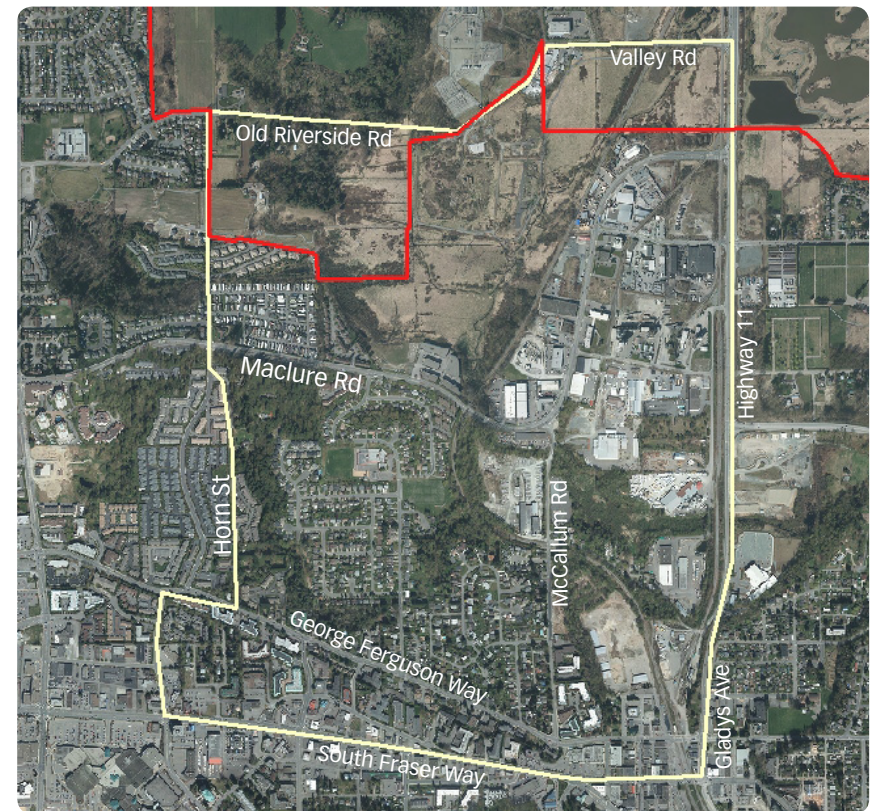
Average Babich non-response rate: **38.5%**

Babich



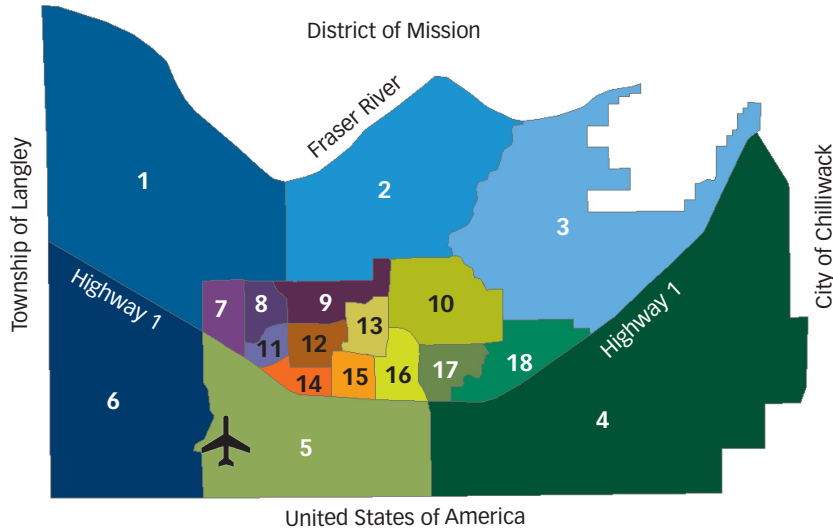
Babich is situated in the north central urban area and covers approximately three km². The area has a mix of land uses including residential, commercial, industrial, institutional, agricultural, schools, and parks. Landmarks include historic downtown, Abbotsford Mission Recycling Depot, Discovery Trail, and Ritchie Smith Feed Mill.

Babich has a population of 5,100, with 20 to 29 years old as the dominant age group. The population is expected to reach 8,000 by 2036. The dominant dwelling type is low rise apartments, less than five stories.



— Community boundary — Urban Development Boundary

Statistical Snapshot



- | | | | |
|-------------------------|------------------|-----------------------|-----------------------|
| 1. Bradner - Mt. Lehman | 6. Aberdeen | 11. West Clearbrook | 16. Abbotsford Centre |
| 2. Matsqui Prairie | 7. West Townline | 12. Clearbrook Centre | 17. McMillan |
| 3. Sumas Mountain | 8. East Townline | 13. Babich | 18. Whatcom |
| 4. Sumas Prairie | 9. Fairfield | 14. South Clearbrook | |
| 5. South Poplar | 10. Old Clayburn | 15. Mill Lake | |

Land use:

Residential: 34.8% Industrial: 31.7%
 Agricultural: 13.7% Institutional: 11.4%
 Commercial: 4.1% Parks: 4.3%

Population density:

1,747 persons/km³

Net unit density:

11.5 dwellings/hectare

Tenure:

rented: 39.4% owned: 60.6%

Dominant dwelling type:

apartment <5 stories (64.8%)

Dominant construction period:

1981-1990 (34.7%)

Median age: 38.7

Dominant age group:
 20-29 years
 (17.6% of total population)

% children (<15): 15.9

% seniors (65+): 14.3

\$27,487

median individual income (before tax)
 (\$26,428 in Abbotsford)

\$59,040

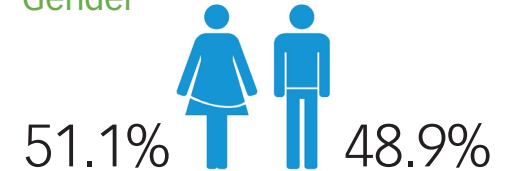
median household income (before tax)
 (\$62,350 in Abbotsford)

Population

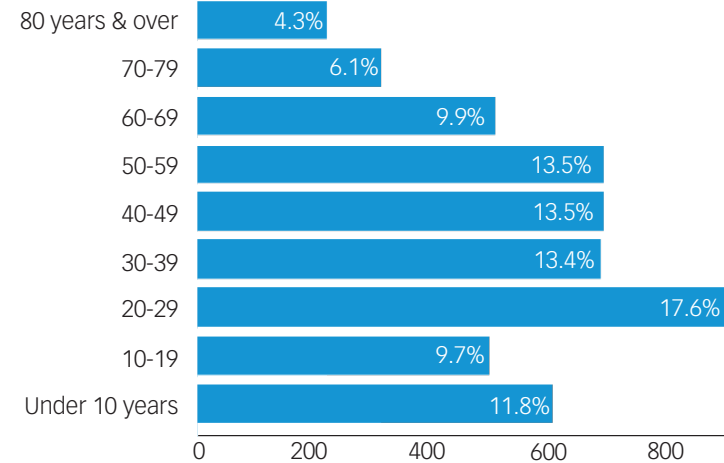


The dominant age group of Babich residents is 20 to 29 years. Slightly over half of the residents are female. By 2035, the population is estimated to reach 8,000.

Gender¹



Age¹



Growth³

| Year | Population | Density (persons/sq km) |
|------|------------|-------------------------|
| 2006 | 5,000 | 1,712 |
| 2011 | 5,100 | 1,747 |
| 2035 | 8,000* | 2,740* |

Population figures include Census undercount adjustment

* Estimated

Income

The largest proportion of Babich residents 15 years and over earn between \$10,000 and \$19,999 annually, while households earn between \$30,000 and \$49,999. Children between the ages of 6 and 18 have the highest incidence of low income.



Individual Income^{2*}

| | | |
|-------------------|-----|-------|
| Under \$10,000 | 705 | 19.1% |
| \$10,000-\$19,999 | 855 | 23.1% |
| \$20,000-\$29,999 | 630 | 17.0% |
| \$30,000-\$39,999 | 460 | 12.4% |
| \$40,000-\$49,999 | 455 | 12.3% |
| \$50,000-\$59,999 | 350 | 9.5% |
| \$60,000 & over | 245 | 6.6% |

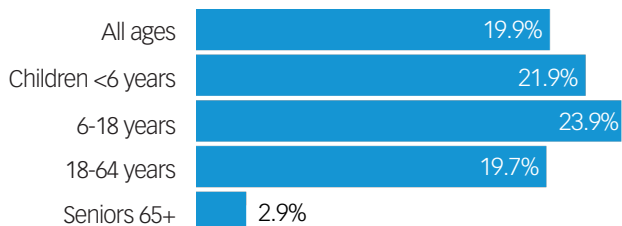
* 15 years and over, before tax income

Household Income^{2*}

| | | |
|-------------------|-----|-------|
| Under \$10,000 | 95 | 4.8% |
| \$10,000-\$29,999 | 510 | 25.6% |
| \$30,000-\$49,999 | 540 | 27.1% |
| \$50,000-\$69,999 | 500 | 25.1% |
| \$70,000-\$89,999 | 175 | 8.8% |
| \$100,000 & over | 170 | 8.5% |

* Before tax income

Low Income^{2*}

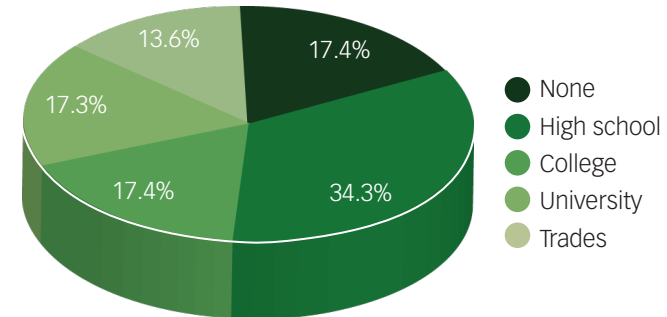


* Percent low income are within each category. Based on Statistics Canada's after tax low income measure (LIM-AT), which is a fixed percentage (50%) of median adjusted household income.

Education & Labour

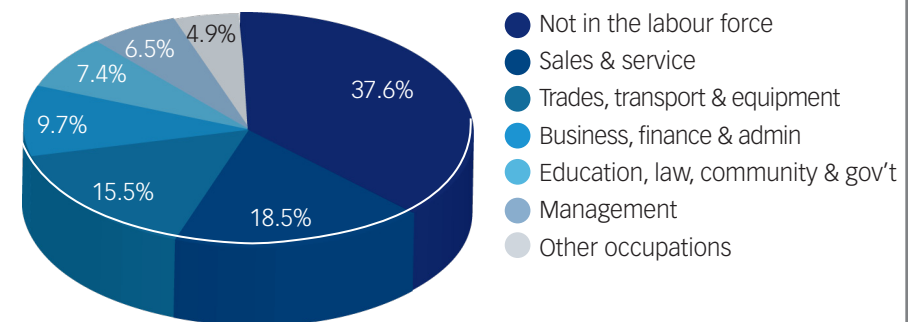
Almost half of Babich residents have some post-secondary education. Residents employed in sales and service occupations make up the majority of those in the labour force. The most frequent mode of travel to work is by car, truck or van as a driver.

Education² (15 years & over)*

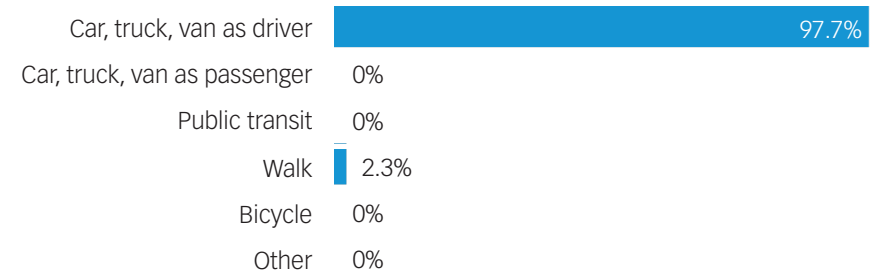


* Highest level of education completed

Labour Force² (15 years & over)



Mode of Travel to Work² (15 years & over)



Diversity

Babich received the most immigrants before 1971. The largest percentage of immigrants (based on place of birth) came from Europe. English is the dominant language spoken at home.



Ethnicity^{2*}

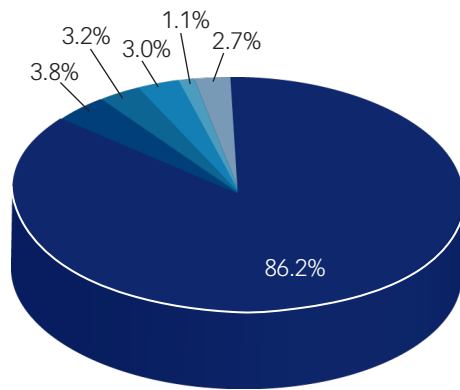
| | | |
|----------|-------|-------|
| English | 1,605 | 28.9% |
| Scottish | 1,080 | 19.4% |
| German | 995 | 17.9% |
| Irish | 965 | 17.4% |
| Canadian | 910 | 16.4% |

* Data includes single and multiple responses

Visible Minority²

| | | |
|-------------|-----|------|
| South Asian | 175 | 3.5% |
| Korean | 170 | 3.4% |
| Filipino | 95 | 1.9% |

Language^{2*}



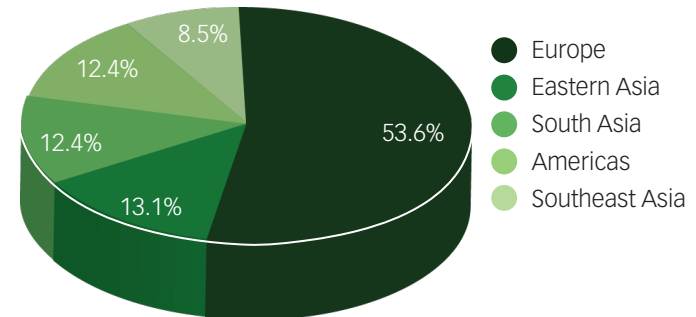
13.8%*
population in households where
a non-official language is spoken

- English and/or French only
- German*
- Korean*
- Panjabi (Punjabi)*
- Tagalog (Filipino)*
- Other*

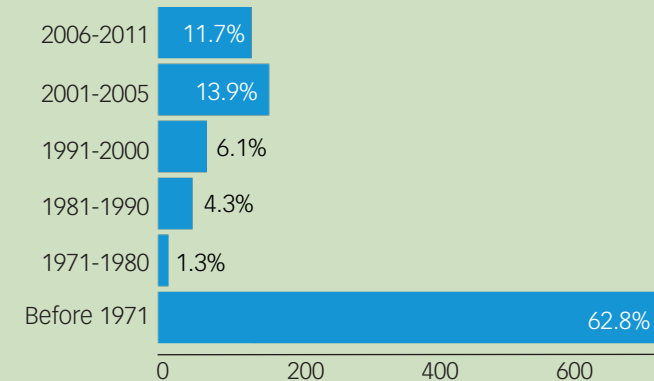
* Includes households where a non-official language is spoken in addition to English or French, and households in which only a non-official language is spoken.

Diversity

Immigration by Place of Birth²



Period of Immigration^{2*}



* Percent of total immigrant population

Individual Mobility²

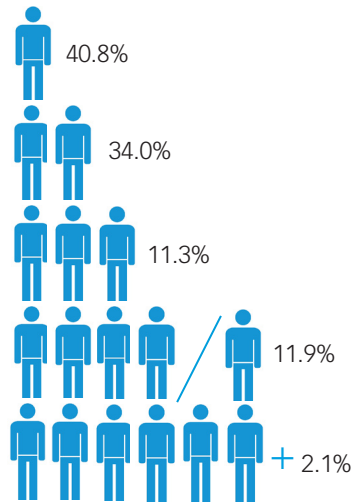
| | 1 Year | 5 Year |
|------------|--------|--------|
| Non-Movers | 77.5% | 42.3% |
| Movers* | 22.5% | 57.7% |

* Includes people who moved to or within the City of Abbotsford (had a change of address)

Households

Babich has a total of 2,365 households. The average number of persons living in a household is 2.3, with one-family households as the dominant type.

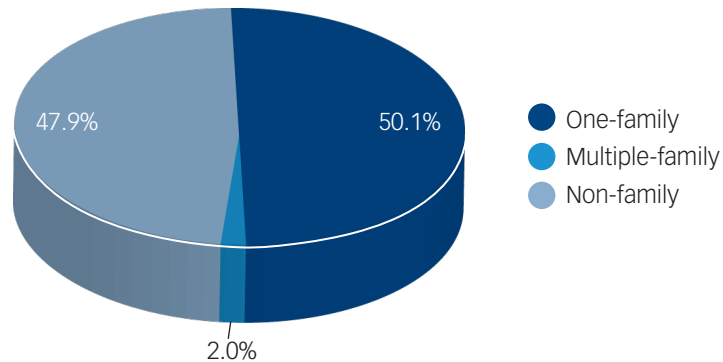
Size¹



Persons/Household¹



Type^{1*}



* A one-family household consists of a single family. A multiple-family household is made up of two or more families occupying the same dwelling. A non-family household consists either of one person living alone or of two or more persons who share a dwelling, but do not constitute a family.

Families



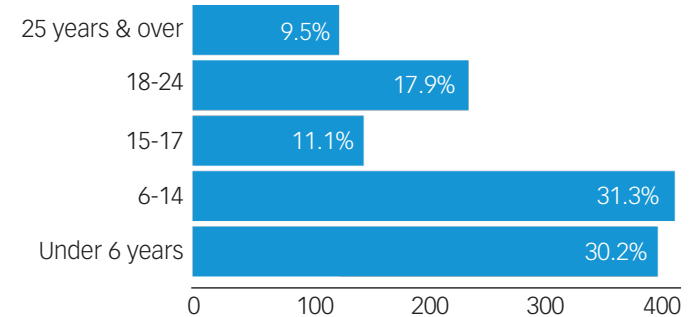
The majority of families in Babich are two-parent with no children at home. Of those families with children living at home, 6 to 14 years is the dominant age group.

Structure¹

| | | |
|--------------------------|-----|-------|
| Two-parent families | 800 | 70.8% |
| With no children at home | 445 | |
| With children at home | 375 | |
| Single-parent families* | 330 | 29.2% |

* Single-parent families are those in which either a male or female lone-parent is the economic family reference person

Children at Home¹

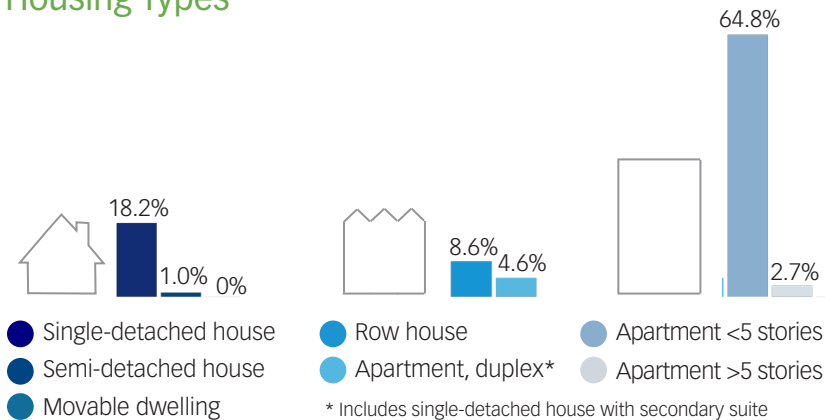


Dwellings

Between 1981 and 1990, almost 35% of residential dwellings in Babich were constructed. The dominant dwelling type is low rise apartments, less than five stories. Over half of all dwellings are owned.



Housing Types¹



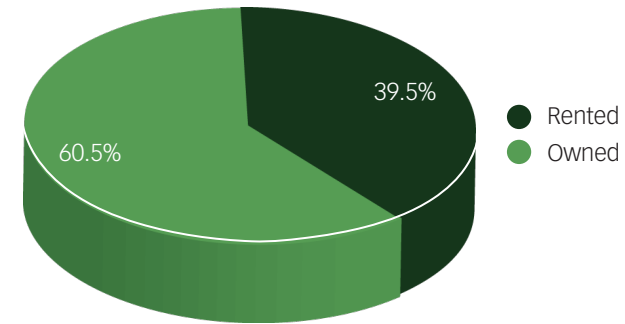
Construction Period²

| | | |
|------------------|------------|--------------|
| Before 1960 | 80 | 3.4% |
| 1961-1980 | 685 | 29.5% |
| 1981-1990 | 805 | 34.7% |
| 1991-2000 | 625 | 26.9% |
| 2001-2005 | 100 | 4.3% |
| 2006-2011 | 25 | 1.1% |

\$279,810
average dwelling value²

Dwellings

Tenure²



Rented Dwellings²

Average rent: \$892 / month

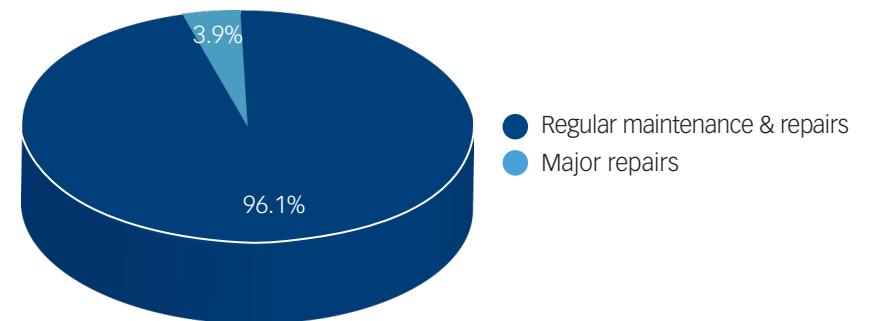
Spending \geq 30% of before tax income on gross rent: 52.2%

Owned Dwellings²

Average owner's major payments: \$1,048 / month

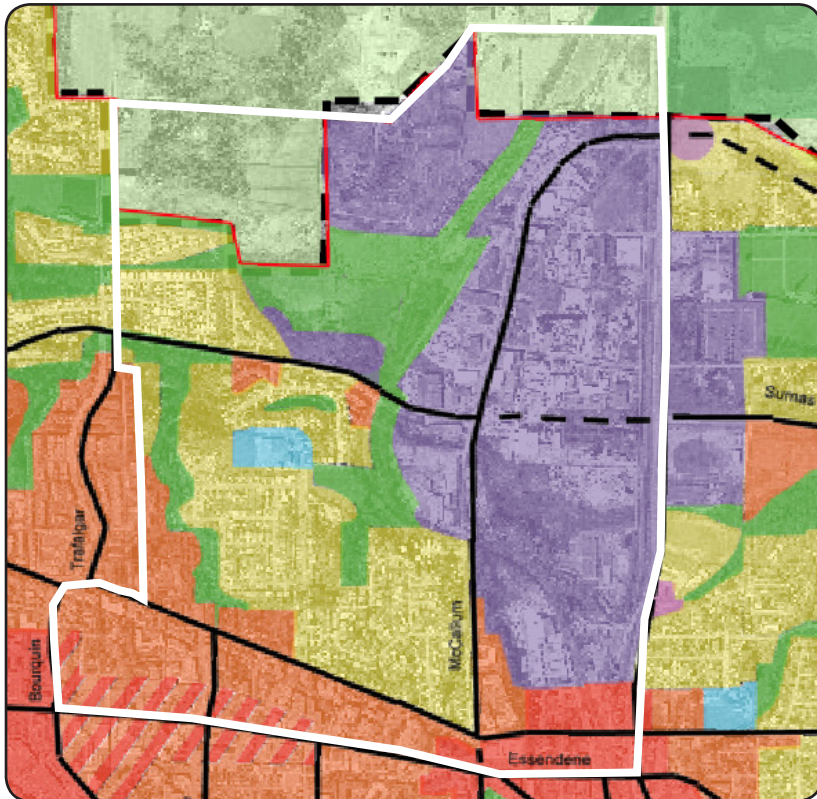
Spending \geq 30% of before tax income on major payments: 22.0%

Maintenance Required^{2*}



* Refers to whether, in the judgment of the respondent, the dwelling requires any repairs (excluding desirable remodeling or additions)

Official Community Plan (OCP) Policy Context



- | | | |
|------------------------------|------------------------------|-------------------------|
| — Major Roads | ■ City Residential | ■ Industrial Reserve |
| □ Urban Development Boundary | ■ Urban Residential | ■ Institutional |
| ■ City Centre | ■ Suburban Residential | ■ Resource/Conservation |
| ■ Choice of Use | ■ Industrial-Business | ■ Agricultural |
| ■ Commercial | ■ Industrial-Business (CICP) | ○ Rural Centres |

The OCP vision for Babich focuses on maintaining the general character of the area. Mixed use and higher density residential nodes will develop between South Fraser Way and George Ferguson Way, with South Fraser Way designated as a primary transit priority corridor. The area of Babich that incorporates downtown will see additional development supporting the historic downtown. The industrial areas between Maclure Road and Gladys Avenue / Highway 11 will remain employment areas.

Landmarks



Historic Downtown Abbotsford
Historic downtown provides a unique experience for residents and visitors. Heritage buildings and new development include various specialty shops, restaurants and services. The Abbotsford Downtown Business Association plays a major role in maintaining and promoting this important area.



Abbotsford Mission Recycling Depot
Abbotsford Community Services recycling program provides recycling services for the City of Abbotsford and the District of Mission. The facilities process blue bag and drop off recyclables. Approximately 17,000 metric tonnes of recyclables are diverted from the landfill each year.



Discovery Trail
Discovery Trail is a community driven initiative to promote active, healthy living led by a core group of community leaders and supported by the City and Province. The paved 30+ km, three metre wide, all-season corridor spans through Abbotsford, connecting the east and west end of the community.



Ritchie Smith Feed Mill
Ritchie Smith Feeds, a privately owned local company, has provided high quality animal feed products to the Fraser Valley since 1968. Ritchie Smith was the first feed company in the Fraser Valley with two mills on one site, thus enabling the isolation of ruminant and non-ruminant bulk feeds.



Historic Downtown



Single Family Residential



The Seasons



Yale Crossing



Maclure Industrial



Downtown Abbotsford



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